

APPLICATION FOR VARIANCE

Board of Zoning Appeals
Morrow County, Ohio

Application No. V13-006

Name of Applicant: Marengo Fabricated Steel

Mailing Address: 1089 CR 26 PO Box 179 Marengo OH 43334

Phone Number: Home _____ Business 419-253-2119

1. Locational Description: Subdivision Name: _____

Section _____ Township _____ Range _____

Other Designation _____ Block _____ Lot No. _____

(If not in a platted subdivision attach a legal description)

Plans previously provided

2. Nature of Variance: Describe generally the nature of the variance _____

New building laid out with 50' side set back - unaware of zoning change since last expansion

In addition, plans in triplicate and drawn to scale must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Variance: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: (Please attach these comments on a separate sheet)

- special conditions exist peculiar to the land or building in question;
- that a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners;
- that the special conditions do no result from previous actions of the applicant; and
- that the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

I certify the information contained in this application and its supplements is true and correct.

Date 08-06-13

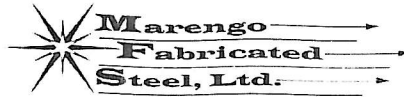
Charlotte Howell
Applicant

Please attach a list of all surrounding property owners and their addresses for each surrounding property owner.

Roger Sheets 419-560-3150
950 Co Rd 26
Marengo Ohio 43334

STANDARDS FOR GRANTING HARDSHIP VARIANCES

- A. The particular physical surroundings, shape, or topographical condition of the specific property would cause unusual and unnecessary hardship if the literal provisions of the zoning resolution were followed.
- B. The purpose of the variance is not primarily based upon a desire to increase property value or usage.
- C. The alleged hardship has not been created by the applicant for the variance after the adoption of the zoning resolution.
- D. The granting of a variance will not be materially detrimental to the public health, safety, convenience or general welfare or injurious to other property or improvements in the vicinity.
- E. The granting of a variance will not constitute a grant of a special privilege, or permit a use not allowed by the existing zoning resolution, or permit a use forbidden to other property in the same classification or district or zone.



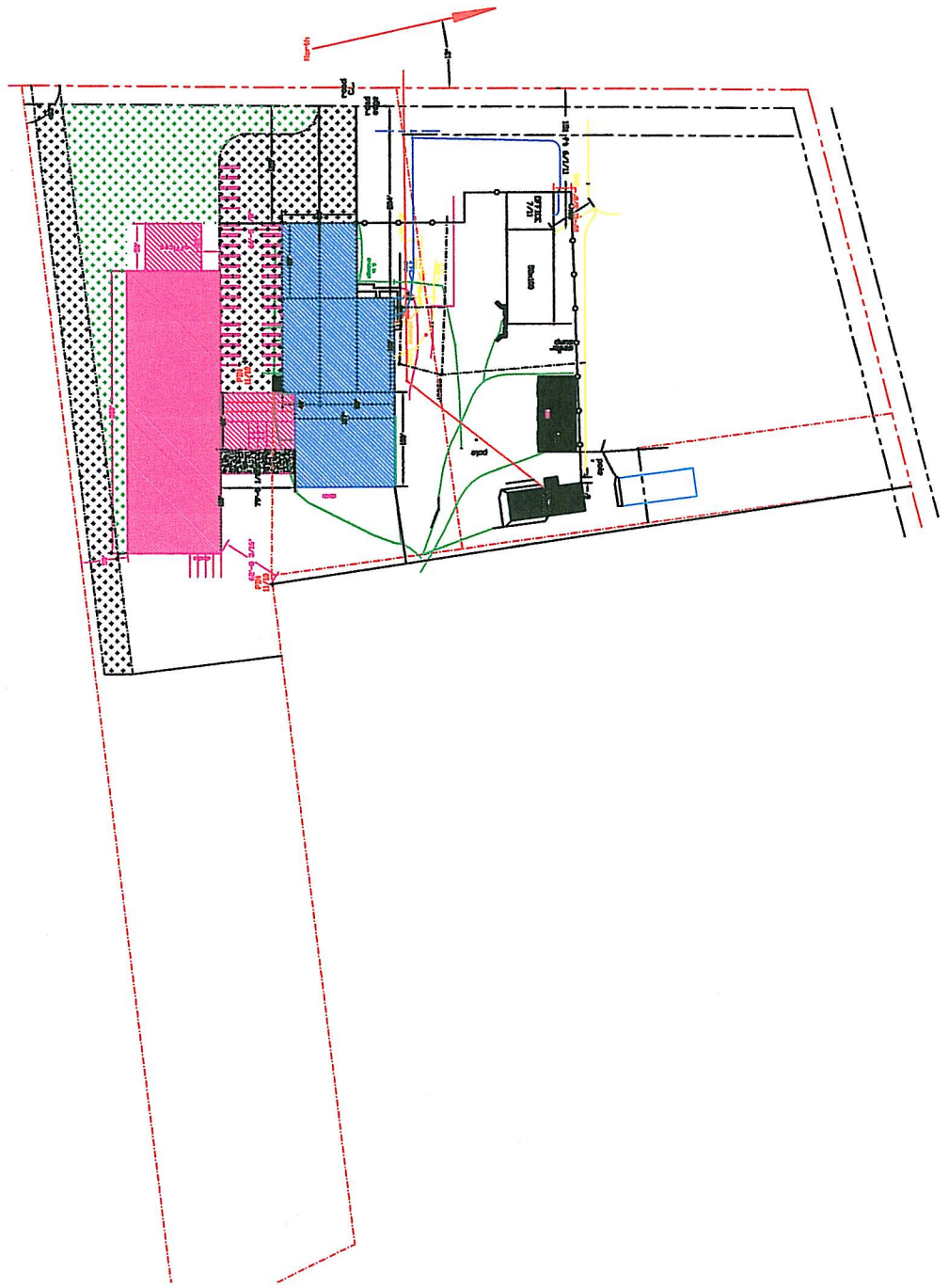
August 6, 2013

We had a copy of the zoning regulations from our last building expansion. At that time, the industrial set back was 50' from side lot lines. We purchased 200' of road frontage to accommodate our building and 50' side set back. According to what you sent we do not have adequate property to continue with our expansion. At no time through this process did any one mention the increased requirements for an industrial building. We are moving dirt as we speak based on the pre-construction meeting with the county folks and the road engineers. No one at the meeting questioned the side set back.

We agreed to delay this building of this project to coordinate the improvement of County Road 26. An environmental study caused this to be moved into 2013 from 2012. Part of the stipulation to improve the road was that we break ground and pour the concrete and Kokosing can complete the asphalt project by October 31, 2013. If the building plans cannot proceed forward as engineered, there is no way we can meet this deadline. This will cause the money invested by the county to acquire the state matching funds to be lost and the road improvement project for the Marengo community will not happen.

Regards,

Charlotte Howell
Marengo Fabricated Steel, LTD.
419-253-2119



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R., L., R. & D.
SHEETS